

SPENCER HALL

Fine Policy, Schedule and Fees

The purpose of this fine policy is to support the Covenants and Restrictions for the Spencer Hall Homeowner's Association. The intent of this policy is to maintain and promote the value of your property and to ensure the enjoyment of our neighborhood by all members.

Common or minor violations (ARC approval, illegal parking, maintenance issues, nuisance conditions)

- 1st notification (Warning) – Issued via US Mail or E-mail. Homeowner is asked to resolve the issue within the date specified.
- 2nd notification – A \$100 fine is assessed if the condition is not resolved by the date specified in the first notice.
- 3rd notification – A \$250 fine is assessed if the condition is not resolved after 14 days from the date in the first notice.
- If the condition is not resolved after 28 days from the date of the first notice, the Board reserves the right to hire a contractor to clear the violation. An additional \$250 fine will be assessed as well as all costs to clear the violation.

Major violations (prohibited Short Term Rental, unregistered or unpermitted leasing)

- 1st notification – Issued via US Mail or E-mail. A \$375 fine is assessed plus \$120 annual registration fee for time when the property was not registered. Owner is given 1 week to register.
- 2nd notification – A \$1,000 fine per week is assessed for the following five weeks if the condition is not resolved by the date specified in the first notice.
- If the condition is not cleared in 5 weeks, it is moved to collections with all associated legal and collection fees paid for by the owner.
- Failure to resolve violations may result in legal action, such as a lien being placed on the property, or other actions as provided by the Covenants and Restrictions.
- Subsequent violations of the same covenant within 6 months of a previously violated covenant shall be deemed a continuation of the prior violation, and as such, the homeowner will be subject to additional fines without the benefit of a warning letter.
- An appeal process is available to any homeowner immediately upon notification of a violation. The request for appeal should be presented to the Management Company representative (Ghertner) in writing (email is acceptable) and will be presented to the Board at the next regularly scheduled meeting.